

IN RE: PETITION FOR SPECIAL HEARING
S/S Oakland Road, 1065' E of
Keller Road
(1001 Oakland Road)
7th Election District
3rd Councilmanic District
Everett A. Bohlender
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-387-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before the Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Everett A. Bohlender, and the Contract Purchasers, Morris L. and Sharon A. Bohlender. The Petitioners request approval of the non-density transfer of .825 acres in an R.C. 2 zone as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioners was Morris L. Bohlender. There were no Protestants.

Testimony indicated that the subject property, known as 1001 Oakland Road, consists of 83.8 acres, more or less, zoned R.C. 2, and is a working farm. The Petitioner is desirous of transferring .825 acres from his holdings to his nephew, Morris L. Bohlender, who owns an adjoining parcel containing 3.716 acres, more or less, also zoned R.C. 2. Morris Bohlender's property is surrounded on three sides by the Petitioner's property. Testimony indicated that while the elder Mr. Bohlender is 83 years of age and still resides on the property, the larger tract is leased to a Joseph Keller for farming purposes. Morris Bohlender testified that the proposed non-density transfer is for purposes of constructing a storage garage which is needed to store plows and other farm equipment used to maintain both properties.

After due consideration of the testimony and evidence presented,

it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. The relief requested is merely for the convenience of the Petitioners so that an outbuilding can be constructed for storage of equipment used on both working farms. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. There was no evidence that the proposed non-density transfer would be detrimental to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of October, 1992 that the Petition for Special Hearing to approve the non-density transfer of .825 acres in an R.C. 2 zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Pursuant to Section 509.2 of the B.C.Z.R., a new deed incorporating a reference to this case, the relief granted, and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order. A copy of the recorded deed shall be forwarded to the Zoning Commissioner's office for inclusion in the case file.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

October 20, 1992

(410) 887-4386

Mr. Everett A. Bohlender
1001 Oakland Road
Freeland, Maryland 21053-9664

RE: PETITION FOR SPECIAL HEARING
S/S Oakland Road, 1065' E of Keller Road
(1001 Oakland Road)
7th Election District - 3rd Councilmanic District
Everett A. Bohlender - Petitioner
Case No. 92-387-SPH

Dear Mr. Bohlender:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 7th Date of Posting: May 1-92
Posted for: Special Hearing
Petitioner: Everett A. Bohlender
Location of property: S/S of Oakland Road, 1065' E of Keller Road
Location of signs: on front of 1001 Oakland Road
Remarks: See notes
Posted by: M. J. Paster Date of return: May 8-92
Number of signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/24, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23, 1992

THE JEFFERSONIAN,

S. Zeke Orlow
Publisher

\$ 42.25

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Board of Appeals, has ordered a public hearing on the proposed non-density transfer of .825 acres from the property of Everett A. Bohlender to his nephew, Morris L. Bohlender, who owns an adjoining parcel containing 3.716 acres, more or less, also zoned R.C. 2. The hearing will be held on May 1, 1992 at 2:00 p.m. at the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.
Case Number: 92-387-SPH
S/S Oakland Road, 1065' E of Keller Road
7th Election District
3rd Councilmanic District
Legal Owner: Everett A. Bohlender
Contract Purchaser(s): Morris L. and Sharon A. Bohlender
Special Hearing: to approve the non-density transfer of .825 acres.
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County
NOTE: HEARINGS ARE NOW CAPTED ACCESSIBLE FOR SPECIAL ACCOMMODATIONS. PLEASE CALL 887-3351.
4/28/92 April 28

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

Account: R-001-6150
Number

PAID OLD FEE OF \$35.00 per hand-written receipt dated 3/31/92.

4/27/92

H9200418

PUBLIC HEARING FEES	QTY	PRICE
OLD ZONING VARIANCE (1RL)	1 X	35.00
TOTAL:		35.00

LAST NAME OF OWNER: BOHLENDER

Please Make Checks Payable To: Baltimore County

Cashier Validation

92-387-SPH

418

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 509.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/lessor:

MORRIS L. BOHLENDER & SHARON A. BOHLENDER
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

MORRIS L. BOHLENDER & SHARON A. BOHLENDER
(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Phone No.

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR. - 1 1/2HR. - 2HR. - 3HR. - 4HR. - 5HR. - 6HR. - 7HR. - 8HR. - 9HR. - 10HR. - 11HR. - 12HR. - 13HR. - 14HR. - 15HR. - 16HR. - 17HR. - 18HR. - 19HR. - 20HR. - 21HR. - 22HR. - 23HR. - 24HR. - 25HR. - 26HR. - 27HR. - 28HR. - 29HR. - 30HR. - 31HR. - 32HR. - 33HR. - 34HR. - 35HR. - 36HR. - 37HR. - 38HR. - 39HR. - 40HR. - 41HR. - 42HR. - 43HR. - 44HR. - 45HR. - 46HR. - 47HR. - 48HR. - 49HR. - 50HR. - 51HR. - 52HR. - 53HR. - 54HR. - 55HR. - 56HR. - 57HR. - 58HR. - 59HR. - 60HR. - 61HR. - 62HR. - 63HR. - 64HR. - 65HR. - 66HR. - 67HR. - 68HR. - 69HR. - 70HR. - 71HR. - 72HR. - 73HR. - 74HR. - 75HR. - 76HR. - 77HR. - 78HR. - 79HR. - 80HR. - 81HR. - 82HR. - 83HR. - 84HR. - 85HR. - 86HR. - 87HR. - 88HR. - 89HR. - 90HR. - 91HR. - 92HR. - 93HR. - 94HR. - 95HR. - 96HR. - 97HR. - 98HR. - 99HR. - 100HR. - 101HR. - 102HR. - 103HR. - 104HR. - 105HR. - 106HR. - 107HR. - 108HR. - 109HR. - 110HR. - 111HR. - 112HR. - 113HR. - 114HR. - 115HR. - 116HR. - 117HR. - 118HR. - 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92-387-SPH

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 4/28/92

Morris L. and Sharon A. Bohlayer
1001 Oakland Road
Freeland, Maryland 21053-9664

RE:
CASE NUMBER: 92-387-SPH
S/S Oakland Road, 1065' E of Keller Road
1001 Oakland Road
7th Election District - 3rd Councilmanic
Legal Owner(s): Everett A. Bohlayer
Contract Purchaser(s): Morris L. and Sharon A. Bohlayer

Dear Petitioner(s):

Please be advised that \$ 77.25 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

92-387-SPH

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 15, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-387-SPH
S/S Oakland Road, 1065' E of Keller Road
1001 Oakland Road
7th Election District - 3rd Councilmanic
Legal Owner(s): Everett A. Bohlayer
Contract Purchaser(s): Morris L. and Sharon A. Bohlayer
HEARING: TUESDAY, MAY 19, 1992 at 2:00 p.m.

Special Hearing to approve the non-density transfer of .825 acre.

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Bohlayer

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

May 7, 1992

(410) 887-3353

Mr. Everett A. Bohlayer
1001 Oakland Road
Freeland, MD 21063-9664

RE: Item No. 418, Case No. 92-387-SPH
Petitioner: Everett A. Bohlayer
Petition for Special Hearing

Dear Mr. Bohlayer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 31st day of March, 1992.

Arnold Jablon
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Everett A. Bohlayer, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: April 16, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - (April 13, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

BOHLAYER PROPERTY - ITEM No. 418

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

418.txt
Petitns.txt

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 16, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Stephen E. Weber

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 13, 1992

This office has no comments for item numbers 392, 396, 397, 398, 399, 401, 404, 406, 407, 408, 417 and 418.

Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/dm

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-4500

APRIL 15, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: EVERETT A. BOHLAYER
Location: #1001 OAKLAND ROAD
Item No.: 418(JLL) Zoning Agenda: APRIL 13, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

Department of Recreation and Parks
Development Review Committee Response Form

Authorized signature: [Signature] Date: 5/4/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
10201-19	Dolfield Road		407 ✓	4-13-92
RP				No Comments
200	Norris Ave.		408 ✓	
RP				No Comments
2824-2828	Paper Mill Road (Victoria Woods CRG)		412 ✓	
RP				No Comments
13024	Gent Road (Manly Property (minor sub expanded to CRG))		413 ✓	
RP				No Comments
Seminary	Overlook (Seminary & Thornton) CRG		414 ✓	
RP				No Comments
2200	Joppa Road		417 ✓	
RP				No Comments
1001	Oakland Road	92-387-SPH	418 ✓	
RP				No Comments
Broadview II	(Related to CRG refinement)		419 ✓	
DEPRM RP	(AT EIRD)			No Comments
COUNT 20				
4	Hilltop Road North		420 ✓	4-20-92
DEPRM RP	(AT EIRD)			No Comments
10609	Brooklawn Road		422 ✓	
RP				No Comments
8945	Satyr Hill Road		425 ✓	
DEPRM RP	(AT EIRD)			No Comments
Green Spring Valley Hunt Club	(30 Green Spring Valley Road)		426	No Comments
670	DEPRM RP (AT EIRD)			No Comments

March 1, 1991

RE: Density Transfer

To Whom It May Concern:

Please be advised that the Maryland Court of Special Appeals and the Circuit Court for Baltimore County have called into question the practice of transfer of density within the R.C.2 zone. Attached hereto are copies of the Steven H. Gudeman v. Peoples Counsel for Baltimore County cases.

You are hereby placed on notice of the legal challenges to the Zoning Commissioner's handling of these matters. The Zoning Commissioner has always allowed the filing of any Petition for Special Hearing asking for any interpretation of the Baltimore County Zoning Regulation (B.C.Z.R.) under Section 500.

You should consult your legal representative concerning this matter. The Zoning Commissioner will continue the processing of your requested relief.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH/KAK/jat

Attachments

Power Of Attorney.

I, know all persons by these presents that I, EVERETT A. BOHLAYER, of 1001 Oakland Road, Freeland, Baltimore County, Maryland, do hereby make, constitute and appoint my nephew, MORRIS L. BOHLAYER, of 1001 Oakland Road, Freeland, Baltimore County, Maryland, my true and lawful Attorney for me and in my name to do the following:-

1. To handle any and all banking matters such as making deposits, writing checks to pay my bills, adding to and or taking from any savings accounts and or certificates of deposit that I may have in any banking institution whatsoever and wherever located.

2. To enter into my safe deposit box, of boxes, if any, that I may have in any banking institution whatsoever and wherever located.

3. To handle any matters regarding my care and maintenance should I be unable to care for and maintain myself.

4. To sell, pledge, encumber and or mortgage any real and or personal property that I possess at the sole discretion of my said Attorney.

5. To handle any other business matter for me and in my name that might arise of whatever nature or kind whatsoever with power for these purposes to make, substitute and to all lawful acts requisite for affecting the premises and intending that this Power survive any disability of mine that might occur in the future; hereby ratifying and confirming all that my said Attorney shall do herein by virtue of these presents.

In Testimony Whereof, I have hereunto set my hand and seal this 20th day of January AD 1987.

Signed, sealed and Delivered
in the presence of:

Edell J. Schuebert
Everett A. Bohlayer (SEAL)

Pennsylvania County York
State of Maryland, County of Baltimore, to wit:-

On this the 20th day of January AD 1987, before me, the undersigned Officer, a Notary Public of the State and Pennsylvania listed above, personally appeared Everett A. Bohlayer known to me to be the person whose name is signed to the within General Power Of Attorney, and acknowledged that he executed the same for the purposes therein contained.

In Testimony Whereof, I have hereunto set my hand and Notarial Seal.

Notary Public
Glen Rock Pa. 17327
My Commission exp: 6/4/1990

DEED RECORDED
BY THE CLERK OF THE
COUNTY OF BALTIMORE
ON 02-28-1991
SEE LTR FROM ATTORNEY
DATE 2/1/91

LIB9331 02284

NO CONSIDERATION
NO TRANSFER TAX
NO TITLE SEARCH

CONFIRMATORY DEED

THIS CONFIRMATORY DEED, made this ____ day of August 1993, by and between MORRIS L. BOHLAYER, and SHARON A. BOHLAYER, his wife, of Baltimore County, Maryland, parties of the first part; and MORRIS L. BOHLAYER and SHARON A. BOHLAYER, his wife, parties of the second part.

WHEREAS, by a Deed recorded in the Land Records of Baltimore County in Liber 9331, page 284, from EVERETT A. BOHLAYER, by MORRIS L. BOHLAYER, his Attorney-in-Fact, to MORRIS L. BOHLAYER and SHARON A. BOHLAYER, his wife, conveyed a tract of approximately .825 acres of land.

WHEREAS, by a Deed recorded among the Land Records of Baltimore County in Liber 9331, page 287, MORRIS L. BOHLAYER and SHARON A. BOHLAYER, prepared a Deed to MORRIS L. BOHLAYER and SHARON A. BOHLAYER, his wife, describing a parcel of land they previously owned, as well as the second parcel of land containing approximately 0.825 of an acre, which had been conveyed to them by the aforescribed Deed and;

WHEREAS, the conveyance of this property was the subject of a hearing before the Zoning Commissioner of Baltimore County, Case No. 92387-SPH, and;

WHEREAS, a Hearing was held before the Zoning Commissioner on a Petition for a Special Hearing to approve the non-density transfer of .825 acres in an RC2 zone; and

WHEREAS, the Zoning Commissioner, by Order, granted the

NO CONSIDERATION
NO TRANSFER TAX
NO TITLE SEARCH

THIS CONFIRMATORY DEED, made this 28th day of August 1993, by and between MORRIS L. BOHLAYER, and SHARON A. BOHLAYER, his wife, of Baltimore County, Maryland, parties of the first part; and MORRIS L. BOHLAYER and SHARON A. BOHLAYER, his wife, parties of the second part.

WHEREAS, by a Deed recorded in the Land Records of Baltimore County in Liber 9331, page 284, from EVERETT A. BOHLAYER, by MORRIS L. BOHLAYER, his Attorney-in-Fact, to MORRIS L. BOHLAYER and SHARON A. BOHLAYER, his wife, conveyed a tract of approximately .825 acres of land.

WHEREAS, by a Deed recorded among the Land Records of Baltimore County in Liber 9331, page 287, MORRIS L. BOHLAYER and SHARON A. BOHLAYER, prepared a Deed to MORRIS L. BOHLAYER and SHARON A. BOHLAYER, his wife, describing a parcel of land they previously owned, as well as the second parcel of land containing approximately 0.825 of an acre, which had been conveyed to them by the aforescribed Deed and;

WHEREAS, the conveyance of this property was the subject of a hearing before the Zoning Commissioner of Baltimore County, Case No. 92-387-SPH, and;

WHEREAS, a Hearing was held before the Zoning Commissioner on a Petition for a Special Hearing to approve the non-density transfer of .825 acres in an RC2 zone; and

WHEREAS, the Zoning Commissioner, by Order which is attached hereto and marked Exhibit "A", granted the request and

AGRICULTURE TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 8/28/93

IN THE MATTER OF THE APPLICATION

OF STEVEN H. GUDEMAN, ET UX

FOR A PETITION FOR SPECIAL HEARING

ON PROPERTY LOCATED ON THE SOUTH

OF STOCKTON ROAD

STEVEN H. GUDEMAN

AND

BETTY J. GUDEMAN

APPELLANTS

AND

THE PEOPLE'S COUNSEL FOR BALTIMORE

COUNTY

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

89 CG 911

OPINION AND ORDER

This matter came before the court from a decision of the Board of Appeals of Baltimore County dated February 16, 1989 which reversed the Deputy Zoning Commissioner and found that the existence of a public road did not create two parcels on the land in question and that these land areas must be considered as one R.C. 2 parcel.

August 1, 1993

Mr. John J. Bohlayer
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Petition of
Everett A. Bohlayer
Case #92387SPH

Dear Mr. Bohlayer,

Mr. Bohlayer has asked me to represent him in an effort to bring this matter to a conclusion. Unfortunately, Mr. Bohlayer had a Deed prepared which was recorded and did not include the Zoning Commissioner's requirements.

So as to rectify that, I have prepared the enclosed Deed which, if it meets with your approval, I will have signed and which will be recorded among the Land Records of Baltimore County.

Very truly yours,

Jack R. Sturgill, Jr.

JRSjr/ms

Enclosure

LIB9331 02284

THIS DEED, Made this 6th day of August, in the year one thousand nine hundred and ninety-two by and between EVERETT A. BOHLAYER, Baltimore County, State of Maryland, by MORRIS L. BOHLAYER, his attorney-in-fact, as hereinafter referred to, Grantor, party of the first part, and MORRIS L. BOHLAYER and SHARON A. BOHLAYER, his wife, Baltimore County, State of Maryland, Grantees, parties of the second part.

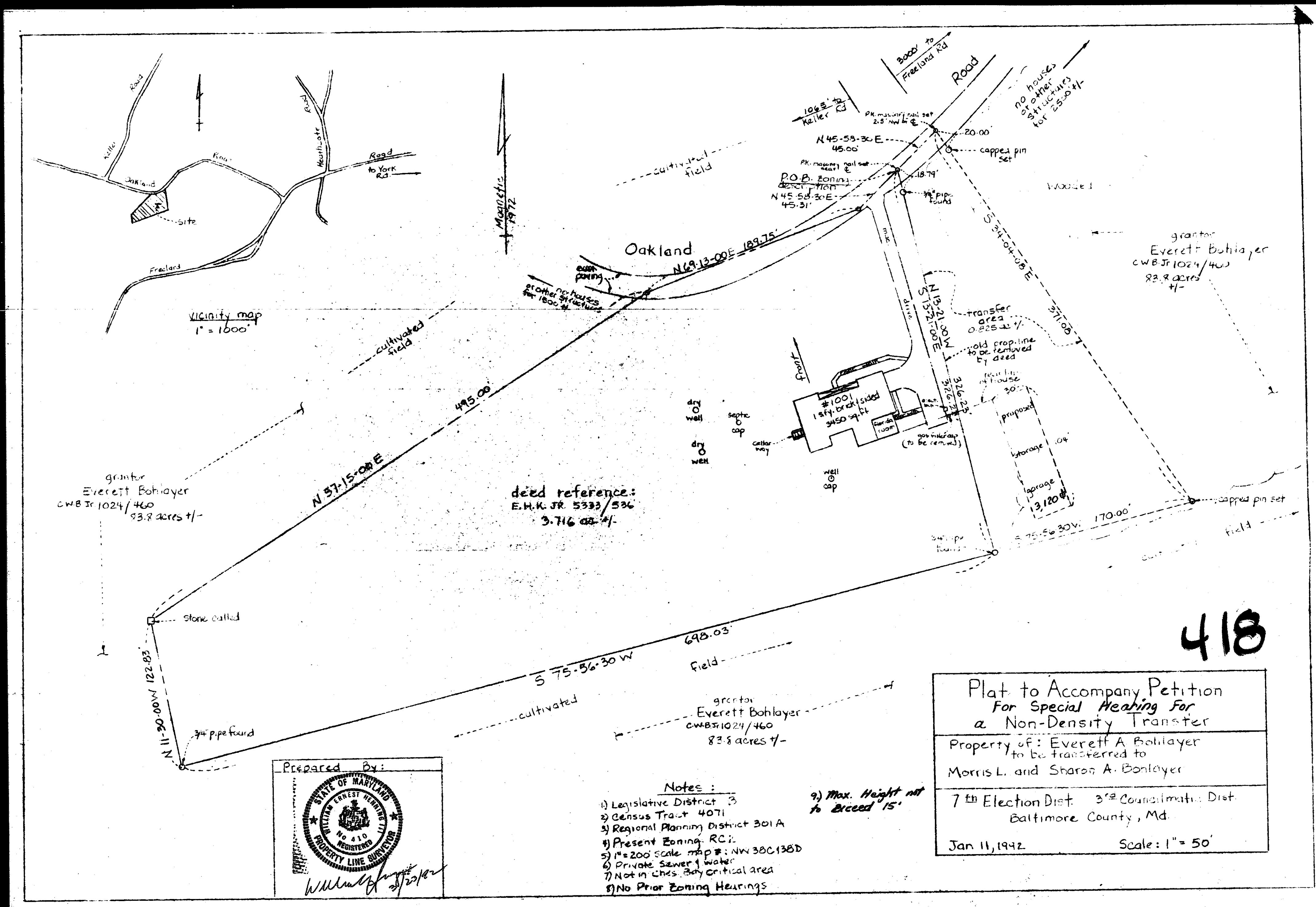
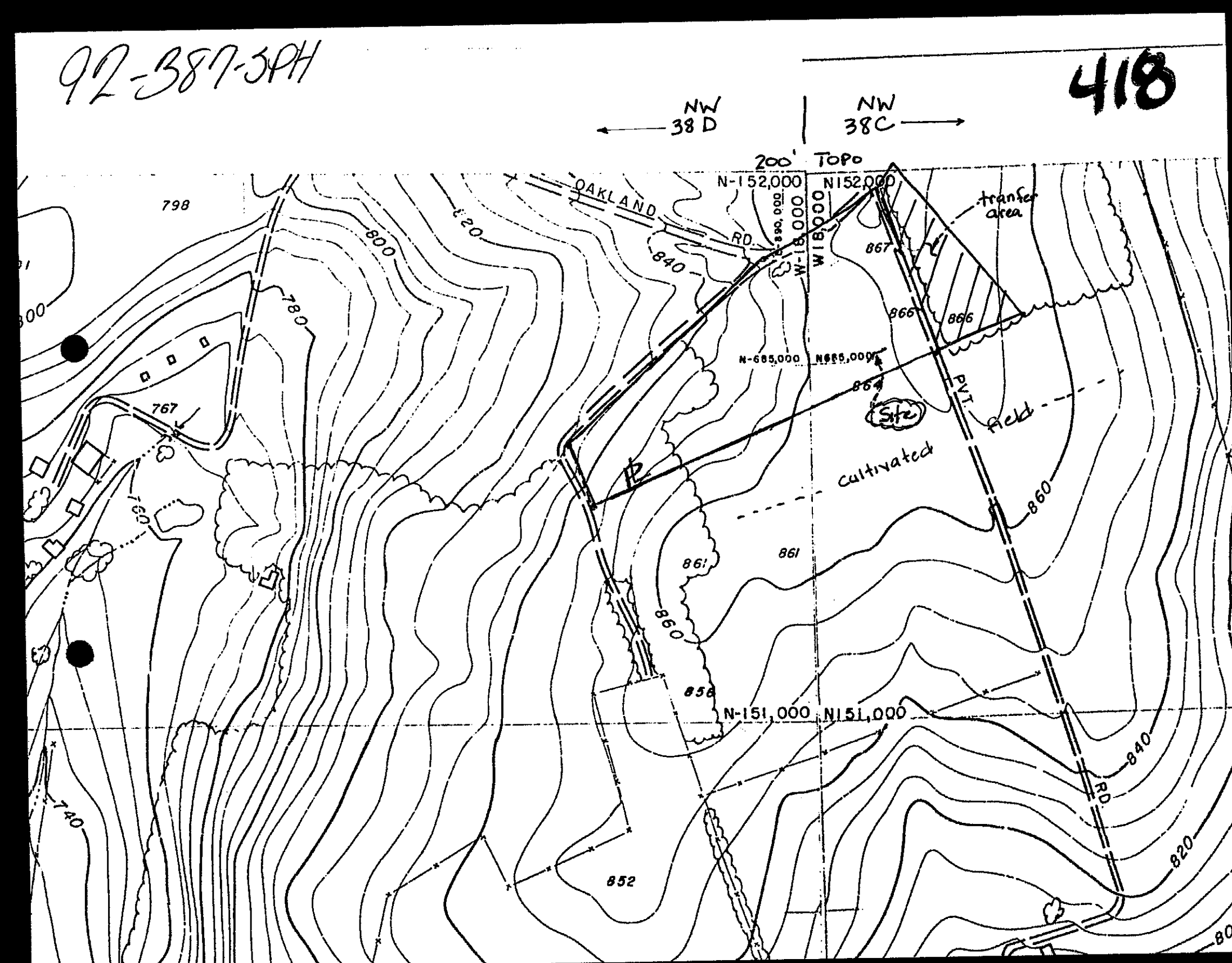
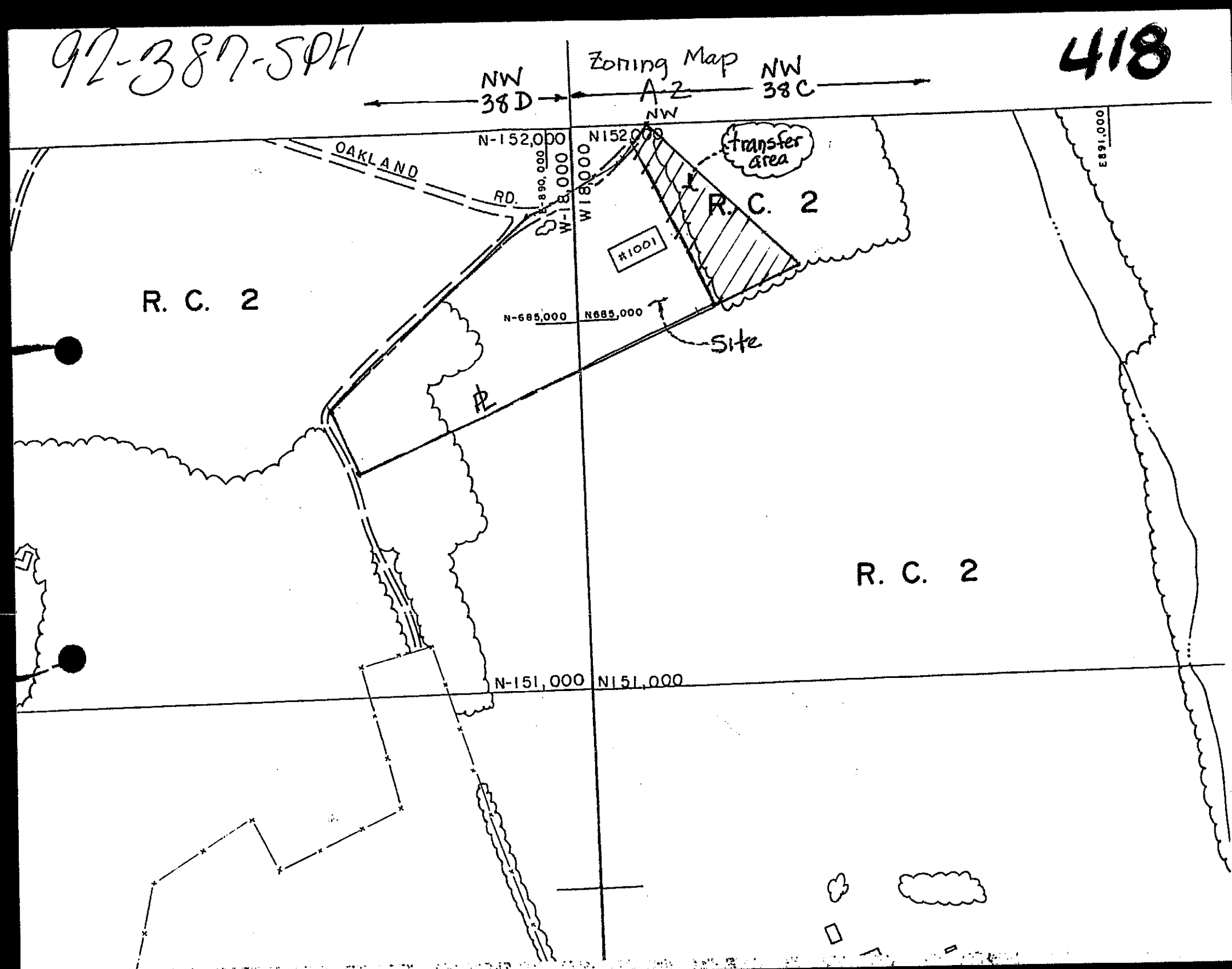
WHEREAS, by the Power of Attorney dated January 20, 1987, and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto the said EVERETT A. BOHLAYER appointed MORRIS L. BOHLAYER, to be his attorney-in-fact.

WITNESSETH, that in consideration of the sum of zero dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Everett A. Bohlayer, by Morris L. Bohlayer, his attorney-in-fact, acting under and by virtue and in pursuance of the powers contained in the Power of Attorney herein referred to, does hereby grant and convey unto the said Morris L. Bohlayer and Sharon A. Bohlayer, his wife, as tenants by the entireties, their assigns, the survivor of them, assigns of such survivor, and their personal representatives, in fee simple, all that lot of ground situate lying and being in Baltimore County, and described as follows, that is to say:

Beginning for the same at a pipe at the end of the 4th or South 13 degrees 21 feet East 326.23 feet line of a deed dated January 15, 1973, and conveyed from Everett A. Bohlayer to Morris L. Bohlayer and Sharon A. Bohlayer, his wife, as recorded among the Land Records of Baltimore County, Maryland in Liber B.H.K. Jr. 5333 folio 536; thence running reversely with and binding on the said 4th line with courses being based upon magnetic declination of 1972,

AGRICULTURE TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 8/1/93

03A03M0015TLTTRX
8A C009129A08-19-92



Ref No

92-387-SPH